

ARTICLE 5.00

PARKING AND LOADING

Section 5.01 -- OFF-STREET PARKING REQUIREMENTS

A. Scope of Off-Street Parking Requirements

Compliance with the off-street parking regulations shall be required as follows:

1. General Applicability

For all buildings and uses established after the effective date of this Ordinance, off-street parking shall be provided as required in this Section prior to issuance of a Certificate of Occupancy. However, where a building permit has been issued prior to the effective date of the Ordinance and construction has been diligently carried on, compliance with the parking requirements at the time of issuance of the building permit shall be required.

The Downtown District and the Circle District have different parking standards than otherwise required in this Article. Please refer to subsections 5.01.C.8 and 5.01.C.9.

2. Change in Use or Intensity

Whenever use of a building, structure, or lot is changed, parking facilities shall be provided as required by this Ordinance for the new use, regardless of any variance which may have been in effect prior to change of use.

If the intensity of use of any building, structure, or lot is increased through the addition of dwelling units, increase in gross floor area, increase in seating capacity, or through other means, additional off-street parking shall be provided for such increase in intensity of use.

3. Existing Parking Facilities

Off-street parking facilities in existence on the effective date of this Ordinance shall not thereafter be reduced below, or if already less than, shall not be further reduced below the requirements for the use being served as set forth in this Ordinance.

An area designated as required off-street parking shall not be changed to any other use unless equal facilities are provided elsewhere in accordance with the provisions of this Ordinance.

4. Provision of Off-Street Parking

Off-street parking may be provided by either individual action or by a parking program carried out through public action, whether by a special assessment district or otherwise.

B. General Requirements

In all zoning districts, off-street vehicle parking facilities shall be provided and maintained as herein prescribed:

1. Materials

- a. All off-street parking and driveways shall consist of an improved surface of concrete, asphalt or brick.

- b. Gravel or crushed stone may be used for off-street parking and driveways for uses in the Agricultural, Industrial A, and Industrial B zones.

2. Residential Parking

Off-street parking spaces for single family or two family dwellings shall consist of a parking area, driveway, garage, or combination thereof and shall comply with the following regulations:

- a. The maximum part of required front and side street yards used for parking shall not exceed the requirements listed in Table 5.1. These standards may be modified only if full compliance prohibits the installation of a nine foot wide driveway to an individual residential lot.

Table 5.1 – Maximum Parking Area in Front and Side Street Yards

Zoning District	Maximum Required Front Yard Coverage	Maximum Required Side Street Yard Coverage
Residential A-1, A-2	50%	35%
Residential A-3, A-4, B	50%	50%

- b. No vehicle parked in the front yard parking area shall extend over any portion of the lot line, street right-of-way, or public street sidewalk.
- c. On corner lots, parking is permitted in the side street yard between the house and the street property if all provisions of this Article are met. No parking area shall be created on a corner lot in the vehicular sight zone, as defined in Article 2.00.
- d. For multiple family dwellings and any permitted use other than one or two-family dwellings, the following restrictions apply:
- (1) No parking of vehicles and no maneuvering lane for parking areas shall be located within twenty-five (25) feet of a street property line.
 - (2) No parking space and maneuvering lane shall be located within ten (10) feet of any interior property line in any Residential Zoning District.
 - (3) For RB-2 One and Multiple Family Residential only the special following provisions apply:
 - i. No parking of vehicles and no maneuvering lane for parking areas shall be located within five (5) feet of a street property line.
 - ii. A parking space and maneuvering lane shall be located within zero (0) feet of any interior property line in any Residential Zoning District.
- e. Commercial and Recreational Vehicle Parking: Commercial and recreational vehicle parking in residential districts shall comply with the standards in Sections 5.01.E and 5.01.F, respectively.

3. Non-Residential Parking

Off street parking in non-residential districts shall comply with the following:

- a. Office-Service

- (1) No parking space or maneuvering lane shall be permitted within ten (10) feet of any street property line.
- (2) No parking space or maneuvering lane shall be permitted within ten (10) feet of any abutting Residential District.
- b. Community Districts No parking space or maneuvering lane shall be permitted within ten (10) feet of the street lot line or within ten (10) feet of any interior lot line abutting a residential district.
- c. NC, CC, RC, D, DO, DNO and C; Industrial A and B; and LCMR Districts
 - (1) No parking space or maneuvering lane shall be permitted within ten (10) feet of any street property line, or within ten (10) feet of any lot line abutting any Office-Service, or Community District lot line. No parking space or maneuvering lane shall be within 25 feet of a Residential District.
 - (2) Any permitted storage area shall be set back at least twenty-five (25) feet from any street property line, fifty (50) feet from any abutting Residential District, and ten (10) feet from any abutting Office-Service or Community District.
- d. Non-residential Uses in Agricultural or Residential Districts
 - (1) No parking space or maneuvering lane shall be permitted within twenty-five (25) feet of any street property line.
 - (2) No parking space or maneuvering lane shall be permitted within one hundred (100) feet of any abutting Residential District.

4. Access to Parking Located in a Parking Lot

Each off-street parking space in a parking lot shall open directly onto a clearly-defined aisle or driveway of sufficient width and design as to provide safe and efficient access to or from a public street, private street, or alley in a manner that will least interfere with the smooth flow of traffic.

- a. Parking designed for backing directly onto a street or road is prohibited.
- b. Access to off-street parking which serves a non-residential use shall not be permitted across land that is zoned or used for residential purposes.

5. Collective Use of Off-Street Parking

- a. The total number of spaces provided collectively may be reduced up to 20% of the sum of spaces required for each separate use.
- b. If the operating hours of the buildings or uses overlap, the total number of spaces may be reduced beyond the 20% figure to a number deemed reasonable by the Planning Commission based on the characteristics of the buildings or uses at the time of site plan review.
- c. In the case of new development or redevelopment, shared access and/or shared parking may be required at the time of site plan review in order to further the access management goals of the zoning ordinance as described in Section 3.1.

6. Storage or Sale of Merchandise

The storage of merchandise, sale of motor vehicles, storage of inoperable vehicles, or repair of vehicles are prohibited in required non-residential off-street parking lots or areas. Emergency service required to start vehicles shall be permitted.

The use of required parking areas for material storage, refuse storage stations/dumpsters, storage or display of vehicles and/or merchandise, or for vehicle or machinery repair or maintenance is prohibited. The use of any vehicle or shipping containers for sale or storage purposes on the premises for five (5) or more consecutive days is prohibited.

7. Parking Lot Deferment – Office, Commercial, Industrial and Agricultural Districts

Where the property owner can demonstrate or the Planning Commission finds that the parking required by Table 5.3 is excessive for a use in the Office, Commercial, Industrial or Agricultural District, the Planning Commission may approve a smaller parking area provided the following conditions are met:

- a. A deferred parking area of sufficient size to meet the parking space requirements of Table 5.3 is retained as open space. The site plan shall note the area where parking is being deferred, including dimensions and dotted parking layout.
- b. The owner agrees to construct the additional parking at the direction of the Planning Commission based on observed usage within six (6) months of being informed of such request in writing by the Building Department.
- c. A written legal agreement, which has been approved by the City Attorney, to construct the deferred parking shall be provided by the applicant.
- d. The Building Department may require posting of a performance bond to cover the estimated construction cost of the deferred parking with a refund in two (2) years if the additional parking is not found to be necessary.
- e. Barrier free spaces shall be provided based on the number of parking spaces being constructed. The site plan shall note the locations of additional barrier free spaces that will be required should the deferred parking be constructed.

C. Minimum Number of Spaces Required

The following standards shall be used in determining the required number of parking spaces:

1. Definition of Floor Area

For the purposes of determining required number of parking spaces, "floor area" shall be measured in accordance with the definitions in Article 2.00. Where areas are not defined, usable floor area shall equal eighty percent (80%) of the gross floor area as defined in Article 2.00.

2. Units of Measurement

a. Fractional Spaces

When calculations for determining the required number of parking spaces results in a fractional space, any fraction of less than one-half ($\frac{1}{2}$) may be disregarded, while a fraction of one-half ($\frac{1}{2}$) or more shall be counted as one space.

b. Employee Parking

When required, parking spaces required for employees shall be based on the maximum number of employees on the premises at any one time. Employee parking may be located off site with proof of parking agreement or ownership of parking area.

3. Uses Not Cited

For those uses not specifically mentioned, the requirements for off-street parking for a similar use shall apply, as determined by the Director of Planning and Community Development.

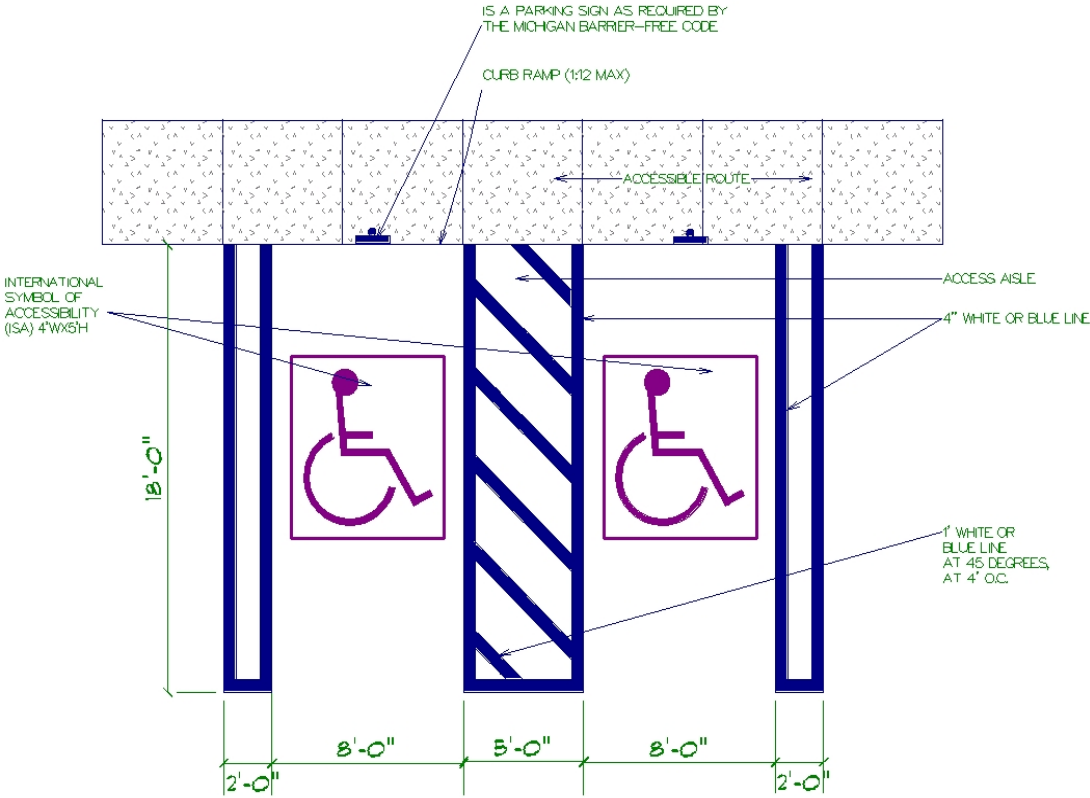
4. Parking for the Physically Handicapped

Parking for the handicapped shall comply with the State of Michigan Barrier-Free Rules, Michigan Public Act No. 1 of 1966, as amended, the adopted City Building Code, and the Federal Americans with Disabilities Act (See illustrations on pages 5-6, 5-7 and 5-8).

Table 5.2 indicates the number of barrier-free spaces required.

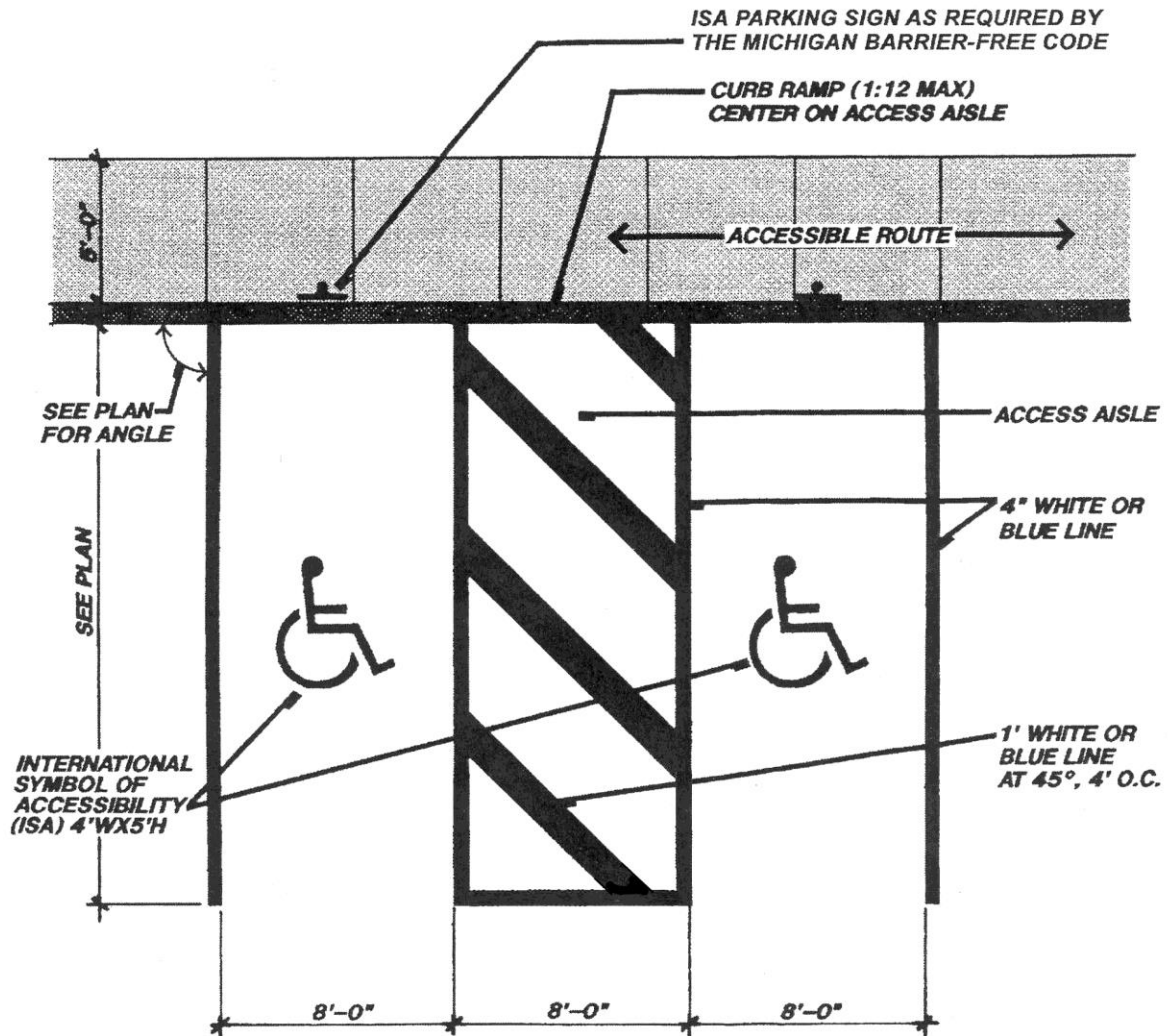
Table 5.2: REQUIRED BARRIER FREE SPACES

Total Number of Parking Spaces Provided in Lot	Total Minimum Required Number of Barrier-Free Spaces	Van Accessible Parking Spaces (minimum 8' wide access aisle)	Accessible Parking Spaces (minimum 5' wide access aisle)
Up to 25	1	1	0
26 to 50	2	1	1
51 to 75	3	1	2
76 to 100	4	1	3
101 to 150	5	1	4
151 to 200	6	1	5
201 to 300	7	1	6
301 to 400	8	1	7
401 to 500	9	2	7
501 to 1,000	2% of total parking provided in each lot	1 out of every 8 accessible spaces	7 out of every 8 accessible spaces
1,001 and over	20 plus 1 for each 100 spaces over 1,000	1 out of every 8 accessible spaces	7 out of every 8 accessible spaces



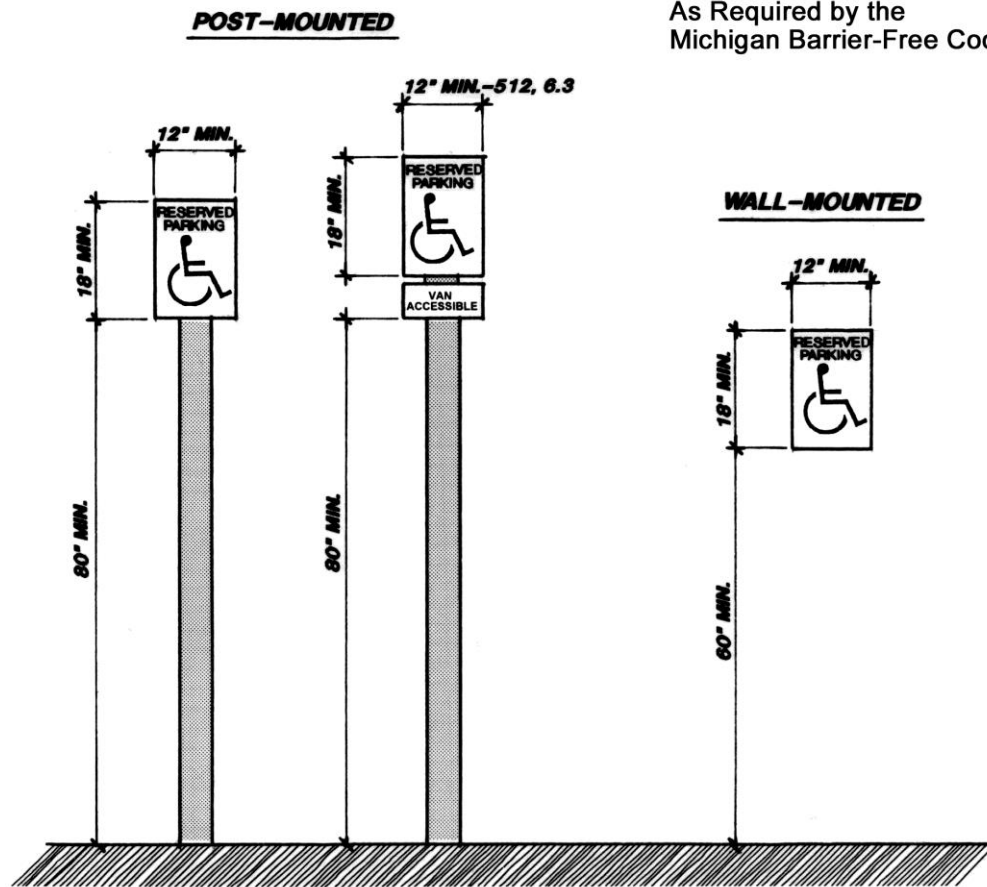
BARRIER-FREE PARKING SPACE LAYOUT-STANDARD

NOTE: BARRIER-FREE PARKING SPACES SHALL BE LOCATED TO THE NEAREST ACCESSIBLE ENTRANCE ON AN ACCESSIBLE ROUTE.



BARRIER-FREE PARKING SPACE LAYOUT VAN ACCESSIBLE

NOTE: BARRIER-FREE PARKING SPACES SHALL BE LOCATED TO THE NEAREST ACCESSIBLE ENTRANCE ON AN ACCESSIBLE ROUTE. ONE (1) IN EVERY EIGHT (8) ACCESSIBLE SPACES, BUT NOT LESS THAN ONE, SHALL BE SERVED BY AN ACCESS AISLE 8'-0" WIDE MINIMUM AND SHALL BE DESIGNATED "VAN ACCESSIBLE"



Barrier-Free Reserved Parking Signs

NOTE: ACCESSIBLE PARKING SPACE SIGNS SHALL HAVE A MINIMUM HEIGHT AND SIZE TO PERMIT THE SPACE TO BE EASILY IDENTIFIED AND SHALL BE ELEVATED SUCH THAT THEY SHALL NOT PRESENT A HAZARD TO PERSONS WALKING NEAR THE SIGN.

5. Use of Loading Space

Required loading space shall not be counted or used for required parking.

6. Stacking Spaces

All stacking spaces required in the Schedule of Off-Street Parking shall be provided off-street and conform to the standards in Section 5.01.D.

7. Maximum Parking Allowable

In order to minimize excessive areas of pavement which depreciate aesthetic standards and contribute to high rates of storm water runoff, exceeding the minimum parking space requirements by greater than twenty percent (20%) shall not be allowed, except as approved by the Planning Commission. In granting such additional space, the Planning Commission shall determine that such parking will be required, based on documented evidence, to

accommodate the use on a typical day. These requirements do not apply to one or two family dwelling units.

8. Minimum Number of Spaces Required in the D (Downtown) District

Development in the D (Downtown) District is exempt from providing off-street parking, provided that any establishments with drive-in or drive-up windows for servicing patrons in automobiles shall provide the necessary off street stacking spaces for waiting vehicles as required herein. Should any establishment in the D (Downtown) Zoning District choose to provide off-street parking, it shall be constructed in accord with the standards contained in Section 5.01.D.

9. Minimum Number of Spaces Required in the C (Circle) District

The amount of required off-street parking in the C (Circle) District shall comply with the following regulations:

- a. Required parking in the C (Circle) District shall be one-half (1/2) of the parking otherwise required by Table 5.3. Any fractional parking spaces that result shall be rounded up.
- b. Any establishments with drive-in or drive-up windows for servicing patrons in automobiles shall provide the necessary off street stacking spaces for waiting vehicles as required herein.
- c. Off-street parking spaces in the C (Circle) District shall be constructed in accord with the standards contained in Section 5.01.D.
- d. Off-street parking may be provided in the Circle District through the use of collective parking per Section 5.01.B.8. Off-street parking may be provided within 500 feet of the building it is intended to service, measured from the nearest point of the building-

10. Minimum Number of Spaces Required in the RB-2 (One & Multiple Family Residential) District

The following specific standards shall apply to off-street parking provided in the RB-2 District:

- a. Required residential parking shall be one (1) space per bedroom.
- b. All other non-residential uses shall follow the schedule provided in Table 5.3.

Table 5.3: SCHEDULE OF MINIMUM REQUIRED OFF-STREET PARKING

Land Use	Number of Spaces Required
Residential Uses	
Single and Two-Family, Detached	2 spaces per dwelling unit (may be in a garage).
Multiple-Family	1.5 spaces per each efficiency or one-bedroom dwelling unit, and 2 per each unit with 2 or more bedrooms. Supplemental guest parking shall be provided at the rate of 1 additional space per 3 dwelling units
Housing for the Elderly	One (1) space per 1 dwelling units + one (1) space per employee present on largest shift. Guest parking shall be provided at a rate of 1 additional space per 3 dwelling units
Mobile Home Parks	Parking should be provided in accordance with the Michigan Mobile Home Commission Rules and the Mobile Home Commission Act, Public Act 96 of 1987, as amended
Institutional or Public Uses	

Land Use	Number of Spaces Required
Places of Worship	One for each 3 fixed seats, 1 for each 6 feet of pews or benches and 1 for each 30 square feet of assembly floor area without fixed seats, including all areas used for worship services at any one time.
Child Care Centers	One (1) space per employee + 1 off street loading place for every 10 pupils
Clubs, Lodges, Fraternal Buildings, Day Shelter, Soup Kitchen	One (1) space per 100 sq. ft. of <i>usable</i> floor area
Correctional Facility, Residential Inpatient Treatment Center, Transitional Housing	One (1) space per each employee/staff assigned on the shift having the greatest number of employees/staff members plus one space for every 4 beds.
Fraternities, Sororities, Dormitories	1 per 5 permitted active members or 1 for each 2 beds, whichever is greater
Hospitals	3 spaces per bed + one space per 150 sq. ft. of usable floor area for offices, outpatient services, and hospital support facilities + one (1) space per 2 fixed seats in an auditorium
Museums, Libraries, Non-Profit Art Galleries, or Similar Facilities	One (1) space per each 500 sq. ft. of usable floor area
-Housing for the Elderly, Dependent Care	One (1) space per 5 beds + one space per employee present on greatest shift
Public Utility Use	One (1) space per employee
Schools, Elementary and Junior High	One (1) space per employee plus additional spaces shall be provided as required for any auditorium or public meeting space. -
School, Senior High	One (1) space per employee + one (1) space per 10 students. Additional spaces shall be provided as required for any auditorium, stadium, or other public meeting spaces.
School, Vocational, Technical, and Post-Secondary Educational Facilities	One (1) space per employee + one (1) space per student. Additional spaces shall be provided as required for any auditorium, stadium, or other public meeting spaces.
Assembly Facilities such as auditoriums, conference centers, stadiums, sports facilities, etc.	One (1) space per 100 sq. ft. of usable floor area used for public assembly not used for fixed seats + one (1) space per 4 fixed seats in the main assembly area or 1 space per 8' of benches + one space per employee.
Office Uses	
Business and Professional Offices	One (1) space per 300 sq. ft. of usable floor area.
Medical, Dental and Veterinary Clinics	One (1) space per 150 sq. ft. of usable floor area.
Business and Commercial Uses	
Auto or Vehicle Service/Repair/Filling Station,	One (1) space per vehicle capable of being fueled at 1 time (the space in front of the pump may count as a parking space) + 2 spaces per service or repair bay (the service or repair bay does not count as a parking space) + one (1) space per employee. Off-street parking shall be provided for convenience stores and other uses operated in conjunction with an auto service station, based on standards set forth herein
Automobile Wash	One (1) space per employee present on largest shift + 10 stacking spaces per automatic wash operation or line (at least one stacking space shall be on the exit side of the wash line)
Banks, Financial Institutions	One (1) space per 300 sq. ft. of usable floor area In addition, financial institutions with drive-in windows shall provide 3 stacking spaces for each window and ATM
Beauty or Barber Shops	3 spaces per chair for the first two chairs + 1.5 spaces per each additional chair
Grocery/ Convenience Stores	One (1) space per 180 sq. ft. of usable floor area
Funeral Homes	One (1) space per 25 sq. ft. of floor area of assembly rooms

Land Use	Number of Spaces Required
Hotels, Motels, Bed and Breakfasts, Boarding and Rooming Houses and Other Lodging	One (1) space per occupancy unit + one (1) space per employee present on greatest shift. Spaces shall be provided as required for restaurants, bars, assembly rooms, and other affiliated uses
Ice Cream Parlors	One (1) space per 100 sq. ft. of usable floor area.
Laundromats and Coin-Operated Cleaners	One (1) space per 2 washing and/or dry cleaning machines
Mini-Warehouses, Self-Storage Establishments	One (1) space per 10 storage units, equally distributed throughout the storage area + 1 unit per Manager's or caretakers quarters + 1 unit per 50 storage units located at the project office.
Motor Vehicle Sales	One (1) space per 200 sq. ft. of usable floor area exclusive of service areas + one (1) space per auto service stall in the service area + one (1) space per employee. All parking required above shall be exclusive from parking for vehicles being offered for sale
Outdoor Sales of Nursery Stock, Garden Supplies, and Produce.	One (1) space per 500 sq. ft. of gross floor area + one (1) space per 2,000 sq. ft. of outside lot area. In addition, spaces will be provided as required for retail sales within a building
Radio or Television Station or Studio	One (1) space per employee. In addition, spaces shall be provided for any auditorium or public seating space within a studio.
Recreational Vehicle Sales, Trailer Sales and Rental	One (1) space per 400 square feet of showroom space. All parking required shall be exclusive from parking for vehicles for sale.
Bar/Lounge	One (1) space per 100 sq. ft. of usable floor area. Parking for that portion used principally for dining shall be based on the requirements for "Restaurants, Standard".
Restaurants	One (1) space per 4 seats + one (1) space per employee + 5 stacking spaces per drive-through lane. Outdoor seating areas shall count toward total parking required unless the proprietor demonstrates that outdoor seating areas do not increase the capacity of the restaurant.
Restaurants, Standard	One (1) space per 4 seats + one (1) space per employee. Outdoor seating areas shall count toward total seating required unless the proprietor demonstrates that outdoor seating areas do not increase the capacity of the restaurant.
Retail Sales and Business Services	One (1) space per 300 sq. ft. of usable floor area.
Retail Sales and Business Services (including furniture, appliance, and carpet retail) where warehousing, storage, work, or display space occupies two-thirds (2/3) or more of the building	One (1) space per 800 sq. ft. of usable floor space
Shopping Centers	Centers with less than 400,000 sq. ft.: one (1) space per 225 sq. ft. of gross leasable floor area. Centers with 400,000 – 600,000 sq. ft.: one (1) space per 200 sq. ft. of gross leasable floor area. Centers with more than 600,000 sq. ft.: one (1) space per 175 sq. ft. of gross leasable floor area or the parking requirements for restaurants located in a retail strip center shall be computed separately and added to the parking requirements for the other uses. Centers with 100,000 sq. ft. of retail uses or less: one (1) space per 250 sq. ft. of gross floor area, whichever is less.
Wholesale Sales Stores, Machinery Sales, Showrooms for Plumbers, Electricians, or Similar Trades	One (1) space per 500 sq. ft. of usable floor area.
Industrial and Warehousing Uses	
Contractor or Construction Use	One (1) space per employee
Manufacturing or Industrial Establishments	One (1) space per 750 sq. ft. of gross floor area
Warehouses and Storage Buildings	One (1) space per 10,000 sq. ft. of gross floor area + required spaces for any office or sales area + one (1) space per 2 employees on the largest shift.

Land Use	Number of Spaces Required
Lumber and Supply Yards, and Wholesale Establishments	One (1) space per 1,000 sq. ft. of gross floor area + required spaces for any office or sales area, OR One (1) space per 2.5 employees + required spaces for any office or sales area, whichever is greater
Recreation Uses	
Softball, Baseball, Soccer, football, Fields other than stadiums	25 spaces per playing field
Bowling Alleys	5 spaces per lane. Additional spaces shall be provided as required for restaurants, bars, and other affiliated uses.
Commercial Amusements	One (1) space per 200 sq. ft. of usable floor area
Dance Halls, Health Spas, Pools or Billiard Parlors, Skating Rinks, Exhibition Halls, Assembly Halls without Fixed Seats, Fitness Centers, and Similar Indoor Recreation Uses	One (1) space per 2 persons who may legally be admitted at one time based on the occupancy load established by local codes + one (1) space per employee
Golf Course, public or private	6 spaces per golf hole + one (1) space per employee Additional spaces shall be provided for the clubhouse, restaurant, pro shop, or other affiliated facilities
Golf Course, Miniature or Par 3	3 spaces per golf hole + one (1) space per employee Additional spaces shall be provided as required for clubhouse, restaurant, pro shop, or other affiliated facilities.
Golf Driving Range	One (1) space per tee
Swimming Pools/ <i>Clubs</i>	One (1) space per 4 persons who may legally be admitted at one time based on the occupancy load established by local code + one (1) space per employee
Tennis Clubs and Court Type Recreation Uses	One (1) space per person admitted based on the capacity of the courts + one (1) space per employee Additional spaces shall be provided as required for restaurants, bars, pro shops, and other affiliated facilities.

D. Layout and Construction

Off-street parking lots, as defined in Section 2.02, shall be designed, constructed, and maintained in accordance with the following requirements. This does not apply to driveways servicing a one or two family dwelling unit.

1. Review and Approval Requirements

Plans for the construction of any parking lot shall be submitted for review to the Building Department and approval by the City Engineer and Director of Planning and Community Development. Upon approval by the City Engineer, the Director of Planning and Community Development shall review the plans. Upon approval from both the City Engineer and the Director of Planning and Community Development, a parking lot permit will be issued. No parking lot may be constructed without a parking lot permit.

Upon completion of construction, the parking lot shall be inspected and approved by the City Engineer before a Certificate of Occupancy can be issued for the parking lot and for the building or use the parking is intended to serve. In the event that required parking cannot be completed because of cold or inclement weather, a temporary Certificate of Occupancy may be issued by the Building Official provided the applicant first deposits a performance guarantee in accordance with Section 3.14.

2. Dimensions

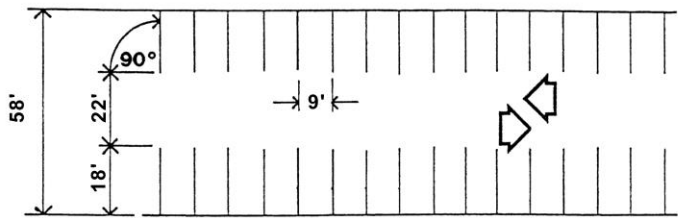
- a. Off-Street Parking: Off-street parking shall be designed in conformance with the standards in Table 5.4 (see illustration on page 5-16).

- b. Stacking Spaces: Stacking spaces shall be ten (10) feet wide and twenty-four (24) feet long. Stacking spaces shall not include the use of any parking space, loading or unloading area, street, alley or sidewalk nor conflict with ingress and egress to the site.
- c. Driveways: Driveways providing access to commercial or industrial uses shall comply with the standards in Section 3.10.

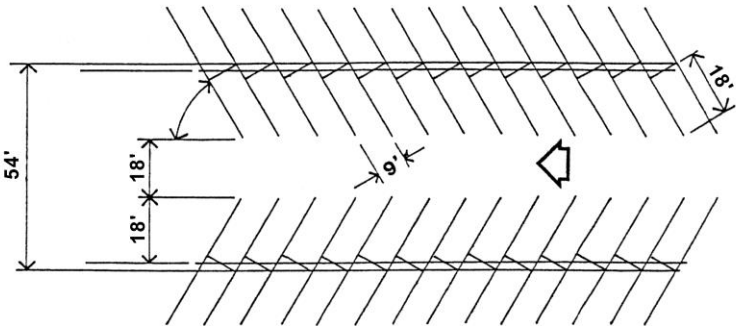
Table 5.4: OFF-STREET PARKING DESIGN STANDARDS

Parking Angle	Maneuvering Aisle Width	Parking Stall Width	Parking Stall Depth	Total Width of Two Stalls of Parking Plus Maneuvering Aisle
0 degrees (parallel)	12 ft.	9 ft.	24 ft.	30 ft. (one-way traffic)
0 degrees (parallel)	24 ft.	9 ft.	24 ft.	42 ft. (two-way traffic)
30 to 53 degrees one-way traffic	13 ft.	9 ft.	18 ft.	49 ft. (one-way traffic)
54 to 74 degrees	18 ft.	9 ft.	18 ft.	54 ft. (one-way traffic)
75 to 90 degrees two-way traffic	22 ft.	9 ft.	18 ft.	58 ft. (two-way traffic)
75 to 90 degrees one-way traffic	20 ft.	9 ft.	18 ft.	56 ft. (one-way traffic)

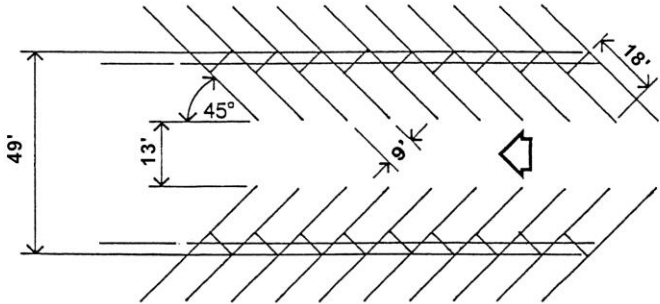
75 to 90
degree



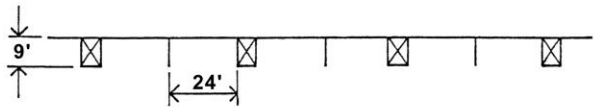
54 to 74
degree



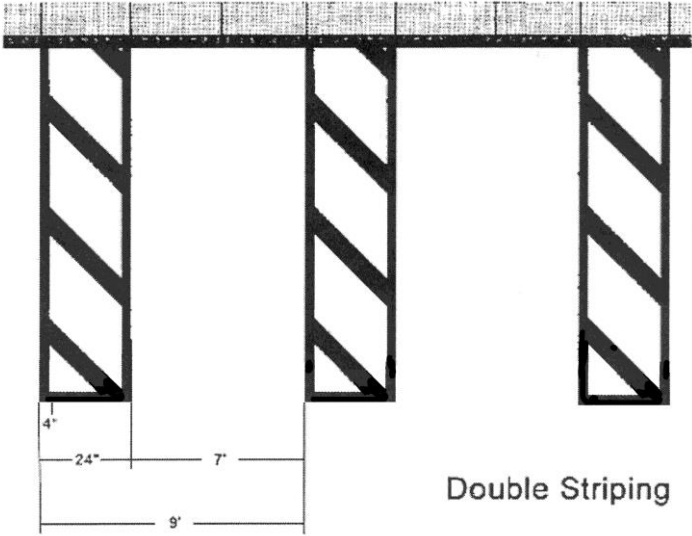
30 to 53
degree



parallel



PARKING LAYOUTS



Double Striping

3. Double Striping

All parking spaces shall be delineated by double striping along the sides (See illustration above).

4. Surfacing and Drainage

Grading, surfacing and drainage plans shall comply with all barrier-free requirement and be subject to review and approval by the City Engineer. All off-street parking areas, access lanes, driveways and other vehicle maneuvering areas shall be hard-surfaced with concrete or plant-mixed bituminous material.

Off-street parking areas, access lanes, and driveways shall be graded and drained to dispose of surface waters per City Engineer requirements. Surface water shall not be permitted to drain onto adjoining property, unless in accordance with an approved drainage plan.

5. Curbs, Wheel Chocks

A curb of at least six (6) inches in height shall be installed to prevent motor vehicles from being driven or parked so that any part of the vehicle extends within two (2) feet of abutting landscaped areas, sidewalks, streets, buildings, or adjoining property. Up to two (2) feet of overhang on sidewalks or landscaped areas may be counted toward parking stall length, provided that the sidewalk width is increased by two (2) feet.

In lieu of a curb, wheel chocks may be used. Wheel chocks shall be located 2 feet from the end of the stall.

6. Lighting

Except for one and two family residences, all parking areas, parking lot entrances, driveways, and walkways shall be illuminated to ensure the security of property and the safety of persons using such areas, in accordance with the requirements in Section 3.12. Lighting shall be arranged so as to reflect away from residential areas.

7. Parking Structures

Parking structures are permitted in commercial or industrial zoning districts and may satisfy off-street parking requirements. Parking structures are subject to the area, height, bulk and placement regulations for principal buildings in the zoning districts where they are located.

8. Signs

Accessory directional signs shall be permitted in parking areas in accordance with Article 8.00.

9. Screening and Landscaping

All off-street parking areas, except those serving single and two-family residences, shall be screened and landscaped in accordance with the provisions set forth in Article 6.00.

10. Parking Lot Restriping

All striping shall be clearly visible. Any time a parking lot is restriped, the spaces shall be delineated by double striping in accordance with item 3 of this sub-section.

E. Commercial Vehicle Parking in Residential Districts

One (1) commercial vehicle, truck and/or trailer with a rated capacity of one (1) ton or less may be parked on a single lot located in a residential zoning district for a period not to exceed forty-eight (48) consecutive hours. No commercial vehicle, truck and/or trailer with a rated capacity greater than one (1) ton shall be parked or stored on a residentially zoned property.

F. Recreational Vehicle Storage in Residential Districts

1. Parking and storage of recreational vehicles and recreational equipment, as defined in Section 2.02, shall be permitted on an improved surface between a street and the dwelling, and between the side lot lines and the dwelling. Parking and storage of recreational vehicles and

recreational equipment is permitted on an unimproved surface when parking and storage is located behind the dwelling.

2. For all residential uses other than one and two-family dwellings, the storage of recreational vehicles and recreational equipment is prohibited in required front and side street yard and is only allowed on an improved surface, in accord with the requirements of this Section 5.01.F, not less than ten (10) feet from any interior property line.
3. At no time, except in conformance with Section (4) below, shall any stored, parked or placed recreational vehicles and/or recreational equipment be occupied or used for living purposes. At no time shall any such recreational vehicle and/or equipment have fixed living purposes. At no time shall any such recreational vehicles and/or equipment, other than those with a valid permit and occupied in conformance with Section (4) below, have fixed connections.
4. A property owner / occupant may apply for a permit to occupy a recreational vehicle on a residential lot, in conjunction with an occupied permanent residence. Application for a recreational vehicle permit will be made at a Building Department and shall be issued to the occupant of the residence. Permits will be granted based on the following criteria:
 - a. Occupants of the recreational vehicle shall have free access to and unlimited use of the sanitary facilities of the dwelling on such premises.
 - b. No recreational vehicle shall be occupied for sleeping purposes by a greater number of persons than such vehicle is designed and arranged to accommodate.
 - c. No person shall spill or drain any waste water or liquid of any kind from any recreational vehicle upon the ground, or upon any unpaved area.
 - d. Every recreational vehicle parking permit shall be displayed in or on the recreational vehicle for which it was issued on the side nearest to a public street in such manner as to be readily noticeable at all times.
 - e. The property owner or occupant shall not have a recreational vehicle occupied on their property for longer than six (6) weeks during any one twelve (12) month period.

Section 5.02 -- LOADING SPACE REQUIREMENTS

A. Scope of Loading Space Requirements

Compliance with the loading space regulations set forth herein shall be required in order to avoid interference with the public use of streets, alleys, parking areas, driveways, sidewalks, and other public areas. Off-street loading shall not impede the flow of vehicular/pedestrian traffic on abutting streets and sidewalks.

1. General Applicability

On the same premises with every building, or part thereof, erected and occupied for manufacturing, storage, warehousing, retailing, display and sale of goods, including department stores, wholesale stores, markets, hotels, hospitals, mortuaries, laundries, dry cleaning establishments, and other uses involving the receipt or distribution of materials, merchandise, or vehicles, there shall be provided and maintained adequate space for loading and unloading as required in this section.

B. General Requirements

1. Location

Required loading space shall be located to the rear or on the side of the building being served such that it is screened from view from adjoining roads. Loading/unloading operations shall not interfere with traffic on public streets or off-street parking.

2. Size

Unless otherwise specified, each required loading space shall be a minimum of twelve (12) feet in width and fifty (50) feet in length, with a vertical clearance of fifteen (15) feet. This requirement may be modified upon making the determination that another standard would be more appropriate based on the number or type of deliveries experienced by a particular business or use.

3. Surfacing and Drainage

Loading areas shall be hard-surfaced with concrete or plant-mixed bituminous material. Loading areas shall be graded and drained so as to dispose of surface waters. Surface water shall not be permitted to drain onto adjoining property, unless in accordance with an approved drainage plan. Grading, surfacing, and drainage plans shall be subject to review and approval by the Building Official and/or City Engineer.

4. Storage and Repair Prohibited

The storage of merchandise, sale of motor vehicles, storage of inoperable vehicles, or repair of vehicles is prohibited in required loading space.

5. Use of Loading Space

Required loading space shall not be counted or used for required parking.

6. Central Loading

Central loading facilities may be substituted for individual loading spaces serving businesses on separate lots provided that all of the following conditions are fulfilled:

- a. Each business served shall have direct access to the central loading area without crossing streets or alleys.
- b. Total loading space provided shall meet the minimum requirements specified herein, in consideration of total floor area of all businesses served by the central loading space.
- c. No building served shall be more than three hundred (300) feet from the central loading area.